

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
NOVEMBER 20, 2013**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas, Connor**

**ABSENT: Zuniga, Shafer, Feldman**

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                      |                              |
|----------------------|------------------------------|
| 1. Case No. 2013-381 | 6860 Raintree Path           |
| 2. Case No. 2013-364 | 1002 S. Presa                |
| 3. Case No. 2013-366 | HemisFair Park (SW corner)   |
| 4. Case No. 2013-362 | 241 W. Craig Pl.             |
| 5. Case No. 2013-371 | 1450 Mira Vista              |
| 6. Case No. 2013-372 | 8214 S. Flores, Bldg. 3      |
| 7. Case No. 2013-378 | Westside Landmarks, Phase II |

City Council District 1 properties: 242 Cornell, 321 Fredericksburg,  
323 Fredericksburg, 2607 W. Houston St., 900 Leal

City Council District 5 properties: 404 N. Richter, 2101 Buena Vista St,  
2124 Colima, 2304 El Paso, 1500 Guadalupe St., 2303 Monterey St.,  
1501 W. Cesar Chavez, 218 S. Zarzamora, 214 S. Zarzamora, 2011 (2009) Vera Cruz,  
2006 W. Commerce St., 4527 W. Martin St., 1614 (1624) Buena Vista St.,  
1805 (1807) Guadalupe St., 1425 (1423) El Paso St., 1227 El Paso St.,  
1111 Monterey St., 105 S. Zarzamora, 1801-1815 Cesar Chavez, 2201 Buena Vista St.

- |                       |                       |
|-----------------------|-----------------------|
| 8. Case No. 2013-368  | 517 E. Park           |
| 9. Case No. 2013-370  | 3014 Roosevelt        |
| 10. Case No. 2013-365 | 720 N. St. Mary's St. |
| 11. Case No. 2013-374 | 209 Carolina St.      |
| 12. Case No. 2013-332 | 218 Produce Row       |

Items 3, 4, 7 and 12 were pulled from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Valenzuela to approve the remaining cases on the Consent Agenda based staff recommendations.

**AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas, Connor**

**NAYS: None**

f. The proposed new hardscape areas should be designed to be pervious or semi-pervious if possible, consistent with the Historic Design Guidelines for Site Elements, Section 3.B.ii to minimize impact to the site.

g. According to the submitted materials, there may be decks or hardscaped areas added around some of the existing historic structures on this property. The exact materials for these areas have yet to be determined. Staff finds that any modifications to the exteriors or to areas directly adjacent to the existing historic buildings should be reversible and done in such a way to minimize their impact on the historic resources, leaving historic materials unaltered, consistent with the Secretary of the Interior's Standards for Rehabilitation, numbers 5 and 10.

h. The historic structures within this area of HemisFair Park are designated State Antiquities Landmarks (SALs), and, as stated above, the site of the proposed redevelopment is within the area of HemisFair Park that has been determined eligible for listing as a historic district in the National Register of Historic Places by the Texas Historical Commission (THC). As such, review and approval by the THC of the proposed undertakings will be required to address requirements of the Texas Antiquities Code and the National Historic Preservation Act.

(Commissioner Connor left the meeting 4:00 p.m.)

Staff recommends approval based on findings c-e with the following stipulations:

1. Upon returning for final approval, the applicant provide more detailed information about their plans to rehabilitate or otherwise modify any of the existing historic structures on this site based on finding g.
2. More information be provided about the final hardscape materials selected throughout the site based on finding f.
3. Additional information regarding lighting on the site be provided for final approval.
4. Any proposed signage identifying this area or within the play space be presented for final approval.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to approve with staff recommendations based on findings c through e.

**AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas**

**NAYS: None**

#### **THE MOTION CARRIED.**

#### **4. HDRC NO. 2013-362**

Applicant: Iron Clad Roofing

Address: 241 W. Craig Pl.

The applicant is requesting a Certificate of Appropriateness for approval to:

Reroof the home at 241 W. Craig Pl. The existing home has a shingle roof and the applicant proposes to replace it with standing seam metal.

of San Antonio. In response to the recent loss of historic structures and efforts by the community to promote historic preservation, the OHP has partnered with a number of community organizations and volunteers to identify places that are significant to San Antonio's Westside. Community partners include the Westside Preservation Alliance, the Esperanza Peace and Justice Center, the San Antonio Conservation Society, the Westside Development Corporation, and the Old Spanish Trail Centennial (OST 100). The properties identified as eligible for landmark designation here include both commercial and residential buildings. For legal descriptions of each property, please refer to the accompanying exhibits for this case.

#### **FINDINGS:**

- a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.
- b. Over the course of the last two years, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 26 potential landmarks identified for designation here represent the second phase of landmark designation.
- c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012. A public meeting for property owners of this second phase of landmark designation was held in September 2013.
- d. On January 16, 2013, the HDRC approved Findings of Historic Significance for 24 properties identified as the first phase of potential landmarks in the Westside Cultural Resource Survey. Of these properties, 22 were designated as local historic landmarks by City Council on March 21, 2013.
- e. As documented in the report titled "Westside Potential Landmark Designation Initiative Phase II" prepared by OHP staff, each of these twenty-eight properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

Staff recommends approval of a Finding of Historic Significance for the twenty-six properties specified above.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Judson to approve a finding of Historic Significance for all properties with the exception of 1500 Guadalupe.

**AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas**

**NAYS: None**

#### **THE MOTION CARRIED.**

#### **12. HDRC NO. 2013-332**

Applicant: Xavier Gonzalez

Address: 218 Produce Row

The applicant is requesting a Certificate of Appropriateness for approval to:

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing attached carport at 245 West Wildwood with a new wood carport with similar dimensions. A non-original outdoor shed is to be removed and hardi board siding is proposed to match other areas on the previously-enclosed garage. As submitted, the proposed replacement carport will tie into the existing roofline and feature standing seam metal roofing.

**FINDINGS:**

a. The existing attached carport is a non-original element that was added following the enclosure of the original garage. Due to its placement below the roofline of the original structure, it is easily distinguishable as a later addition. This is consistent with the Guidelines for Additions 1.B.i. and any new construction should maintain this detail.

b. The proposed materials of wood and standing seam metal are appropriate for the style of the primary structure and consistent with the Guidelines for Additions 3.A.i. Removal of the non-original elements is appropriate provided that the proposed use of hardi board features a smooth-finish product to mimic the appearance of wood.

Staff recommends approval with the stipulations that the carport maintain its existing height (set below the roofline of the original structure) in order to be distinguishable as a later addition and that a smooth finish hardi product is used based on findings a & b.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to approve with the stipulation that the carport roof be installed below existing roof eaves.

**AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas**

**NAYS: None**

**THE MOTION CARRIED.**

**14. HDRC NO. 2013-369**

Applicant: Nik Villarreal

Address: 323 Lavaca

The applicant is requesting conceptual approval to:

Construct a new, two story residence on a vacant lot in the Lavaca Historic District. The proposed structure will have a flat roof and will be clad in stucco, metal and wood.

**FINDINGS:**

a. This application was reviewed by the Design Review Committee on November 12, 2013. At that meeting, the committee noted that the proposed structure will cover the majority of the lot. The committee also noted that the window design will be important to help this structure relate to the surrounding historic fabric and that vertically arranged windows are more typical than the horizontal configuration shown in the submitted drawings. There was some discussion about trees. The applicant indicated that the only trees on the site are on the side property line and are not intended to be removed as part of this project.

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Raise the foundation on the house 8-12". Replace all existing piers and deteriorated beams. Install new concrete foundation slab for the garage.
2. Replace all deteriorated siding in kind to match existing. Strip, sand and paint all wood.
3. Install new cement board skirting with perimeter vents.
4. Restore existing wood windows and replace as necessary in kind. Provide new windows to match existing using old sashes. Strip, sand and paint all windows and screens. Remove decorative shutters. Repair existing front door if possible or replace with similar. Install a double window at the front façade.
5. Replace existing asphalt shingle roof with 24 gauge Galvalume standing seam roof with 18" wide panels. Install 1x4 fascia, gutter and downspout system painted to match trim. Install new ridge and gable vents to match existing. Install new skylights.
6. Demolish existing front porch and construct a new wood front porch. The proposed porch will be 8'x2.5', will have a shed roof and square wood columns.
7. Replace garage door with new overhead panel door.
8. Install new landscaping to include removing existing front steps and replacing with stone steps. Install a stone walkway. Install a new low native stone retaining wall by the sidewalk. Install new native and xeriscape plants. Install a new drip irrigation system. Prune/remove trees as required. Patch and recoat existing asphalt drive.
9. Extend existing wood privacy fence to match existing. The proposed fence will extend to the front face of the house and will incorporate two gates.
10. Remove existing rear addition and construct an aprox. 800 sq.ft. rear addition. The proposed addition will be one story, will have a gable roof, incorporate salvaged windows, and new siding to match existing. An approximately 7'6"x13'3" rear wood deck will be incorporated.
11. Tax Certification.

#### **FINDINGS:**

- a. According to city directories the house at 827 East Magnolia was built between 1941 and 1951 in the minimal traditional style.
- b. Character defining elements should be repaired rather than replaced. The proposed foundation, siding, windows, screens and door repairs are consistent with the Guidelines for Exterior Maintenance and Alterations. However, if windows or doors are deteriorated beyond repair they should be replaced in kind to match existing. Replacing the existing single window at the front with a double window will significantly alter the appearance of the front of the house and should be avoided. Consistent with the Guidelines for Exterior Maintenance and Alterations, existing window openings should be preserved and creating new window openings on the primary façade should be avoided.
- c. Consistent with the Guidelines for Exterior Maintenance and Alterations, replacement skirting should either match the existing siding or be applied to have minimal impact. The proposed skirting material and vents are consistent with the guidelines. However, if cement board planks that incorporate a false wood grain are used, it would be more appropriate to install with the smooth side out in order to avoid creating a false appearance.
- d. Metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period according to the Guidelines for Exterior Maintenance and Alterations. New metal roofs should adhere to the specifications for metal roofs which include using a crimped ridge seam or a low profile cap with no ridge vent or end cap. The proposed metal roof is not consistent with the specifications for metal roofs.
- e. According to the 1911-1952 Sanborn Maps, the existing porch is likely original to the house. Consistent with the Guidelines for Exterior Maintenance and Alterations, existing porches should be preserved. When porch features are deteriorated beyond repair, they should be replaced in kind to match existing. Although the

8. Staff recommends approval based on findings f, g and k with the following stipulations:
  - a. The retaining wall height does not exceed the slope it retains.
  - b. The paved stone walk area is reduced.
9. Staff does not recommend approval as submitted based on finding h. Staff recommends a fence that is set back behind the front plane of the house.
10. Staff does not recommend approval as submitted based on finding i. Staff recommends the following:
  - a. Incorporating a set back or small recess between the original house and the addition
  - b. Using a type of siding that does not match the original in order to provide a clear distinction between the addition and the original house.
11. Staff recommends approval as submitted based on finding l.

**COMMISSION ACTION:**

The motion was made by Commissioner Valenzuela and seconded by Commissioner Salas to approve of items 1, 2 and 11 as submitted. Approve of items 3, 5, 8, 9, and 10 with staff recommendations. Approve of items 4 and 6 with the stipulation that the single window at the front remains. Approve of item 7 with the stipulation that the proposed privacy fence is constructed.

**AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas**

**NAYS: None**

**THE MOTION CARRIED.**

**16. HDRC NO. 2013-164**

Applicant: Johnny Balderama

Address: 1623 E. Houston

The applicant is requesting a Certificate of Appropriateness for approval to demolish the house at 1623 E. Houston in the Dignowity Hill Historic District. To replace the demolished house, the applicant plans to create a xeriscaped green space.

**FINDINGS:**

- a. The home at 1623 E. Houston first appears on the 1912-1951 Sanborn map. At that time, the home had a rectangular footprint with a partially inset front porch. The front of the home has not been substantially modified from its original condition while the rear has been added on to and altered.
- b. This structure came to the HDRC for a recommendation to the Dangerous Structures Determination Board (DSDB) on April 7, 2010. At that time, staff found that the building had been significantly modified and was not contributing to the historic district. The HDRC voted to refer the case to the DSDB for issuance of a repair order.
- c. At the time this property went to HDRC in 2010, it had non-original siding applied to the exterior. That has since been removed to reveal original wood siding underneath. With the knowledge that this original material is still in place and intact, staff finds that some of the home's historic integrity has been restored and it can no longer be considered non-contributing.
- d. The Demolition & Designation Committee visited this property on June 26, 2013. The committee noted that the building is not beyond repair and that while there are some structural problems, overall the condition is fair and can be salvaged. The committee's recommendation was for repair rather than demolition.



**AYES: Cone, Laffoon, Guarino, Valenzuela, Judson, Salas**

**NAYS: None**

**THE MOTION CARRIED.**

**18. HDRC NO. 2013-375**

Applicant: Jessica Marie Rose

Address: 531 Mission St.

The applicant is requesting a Certificate of Appropriateness for approval of front yard landscaping to include:

1. Replace mulched front yard beds with decomposed granite throughout the entire yard;
2. Install two walkways consisting of flagstone and rainbow rock; and
3. Install native plants.

**FINDINGS:**

- a. Houses in this part of the King William Historic District feature small front yards which have historically been used as gardens. A garden at this location is consistent with the Guidelines for Site Elements 3.A.i.
  - b. According to the Guidelines for Site Elements 3.A.ii, traditional lawn space should not be fully replaced by gravel. Where there is not historic precedent, lawns should never be replaced by gravel by more than 50%. A majority of properties on this block of Mission Street feature lawn areas, and wholesale replacement with gravel is not appropriate.
  - c. According to the Guidelines for Site Elements 3.B.iii, plantings should be incorporated into gravel areas. As presented, the overall landscaping scheme features minimal plantings resulting in a stark contrast between this property and its neighbors. Additional plantings should be incorporated for consistency with this guideline.
  - d. The proposed walkways are pervious and reversible. Their appearance could be softened by the additional of plant materials into the overall landscaping scheme.
  - e. The proposed plantings are native species that are consistent with the Guidelines for Site Elements 3.A.iii.
  - f. The parkway space/planting strips along this block of Mission Street consistently feature open lawn space. The planting strip at 531 Mission Street is should be fully landscaped with low plantings to be consistent with the Guidelines for Site Elements 4.A.ii.
1. Staff does not recommend approval. Staff recommends that the decomposed granite is limited to 50% of the front yard based on finding b. Gravel beds are most appropriate when located closer to the house versus the pedestrian right-of-way.
  2. Staff recommends approval of the walkways based on finding d.
  3. Staff recommends approval of landscaping with the stipulation that additional low-growing species are incorporated into the parkway space and on either side of the pedestrian sidewalk based on findings c, e and f. An updated landscaping scheme which meets this stipulation must be provided to staff.

f. Contextual evidence suggests that the front façade would have originally featured a double window facing the street. Given its prominence on the front façade, staff finds it more appropriate to restore this opening to a double window separated by a wood mullion consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i.

g. The front porch is not original to the home. It's removal does not have a negative impact on the integrity of the structure. The applicant has expressed interest on re-introducing a porch element, but has not provided plans.

1. Staff recommends approval of the addition with the stipulation that a trim piece is utilized between the addition and the original construction based on findings c and d.

2. Staff recommends approval the replacement windows with the stipulation that the front window opening is restored to a double window separated by a wood mullion based on findings e and f.

3. Staff recommends approval of porch removal with the stipulation that the application consult with the Design Review Committee on replacement plans.

4. Staff does not recommend approval the proposed hardi siding based on finding . Staff recommends that the original wood siding be preserved in place and that matching wood siding be utilized on the original portions of the house.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to approve with staff recommendations based on findings a through g.

**AYES: Cone, Laffoon, Guarino, Valenzuela, Judson, Salas**

**NAYS: None**

#### **THE MOTION CARRIED.**

#### **20. HDRC NO. 2013-346**

Applicant: Cory Neal

Address: 807 E. Magnolia

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing 7 foot concrete ribbon driveway with a solid concrete driveway measuring approximately 9 feet wide.

#### **FINDINGS:**

a. Approximately one half of the homes on this block of East Magnolia in the River Road Historic District feature ribbon driveways. Other properties have either solid concrete, asphalt or gravel driveways. More specifically, the two neighboring properties on either side of 807 East Magnolia feature ribbon driveways.

b. According to the Guidelines for Site Elements 5.B.i, historic driveway configurations, such as ribbon drives, should be retained and repaired in place. Replacement driveways should maintain the materials, width and design as those historically found on site. The replacement of a historic ribbon driveway for solid concrete driveways is not consistent with this guideline.

c. The River Road Historic District was established by ordinance in 2010. The existing solid concrete and



26. Expand landscape areas

**Area 17**

- 27. Grout walk joints
- 28. Repair stone wall
- 29. Replace concrete walks
- 30. Modify stair landings
- 31. Modify railings
- 32. Replace railings
- 33. Replace existing light fixture

**Area 20**

- 34. Repair stair treads/risers
- 35. Paint existing railings
- 36. Repair stone walls
- 37. Replace flagstone walk
- 38. Upgrade lighting
- 39. Upgrade power
- 40. Install Christmas lighting circuits
- 41. Refurbish existing step lighting
- 42. Paint face of bridge structure and steel truss work
- 43. Grout walk joints
- 44. New concrete walk/flatwork
- 45. New concrete ramps
- 46. New concrete stairs
- 47. Modify pedestrian bridge to delete steps
- 48. New railings
- 49. Replace railings
- 50. Modify railings
- 51. Raise stone wall
- 52. New stone wall
- 53. New tree lighting
- 54. Remove edge lighting
- 55. Modify under bridge lighting
- 56. Expand landscape area

**FINDINGS:**

- a. This project consists of general maintenance and repairs to the River Walk in areas 16, 17 and 20. In general, the requested improvements are necessary to maintain safety and accessibility along the River Walk and improve the overall user experience. The repair and maintenance items requested for Area 16 and maintenance and alterations requested for Areas 17 and 20 are in keeping with UDC Sections 35-670(b), 35-672(a), and 35-673.
- b. Some request items, such as the raising the River wall (item 11), involve alterations to Hugman features that lack significant design elements. Given that these alterations will occur using like materials and finishes and that previous alterations are believed to have occurred, staff finds that the alterations will not have a negative impact to the integrity or unique character of the River Walk.
- c. Item 12 of the proposed alterations in Area 16 directly impacts a significant Hugman feature which is protected against demolition in UDC Section 35-680. One area of particular concern is the replacement of a 5-foot, exposed-aggregate, poured in place concrete walkway which is identified in the Hugman drawings as

appearance based on findings c through e.

13. Staff recommends approval of replacing non-original walkways with the stipulation that the three Hugman panels located near the existing picnic tables are retained and incorporated into the design based on finding f.

14-56. Staff recommends approval as submitted based on findings a, b & g.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Judson to approve Items 1 - 11 and 14 - 56 approved as submitted. Item 13 with the agreement of the applicant. Item 12 referred to DRC.

**AYES: Cone, Guarino, Valenzuela, Judson, Salas**

**NAYS: None**

**RECUSED: Laffoon**

**THE MOTION CARRIED.**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 6:00P.M.

APPROVED



Tim Cone  
Chair